

CITY OF VINELAND

ORDINANCE NO. 2018- 51

ORDINANCE AMENDING ORDINANCE 2004-25, AS AMENDED, ENTITLED AN ORDINANCE ADOPTING THE CENTER CITY REDEVELOPMENT PLAN CONSISTENT WITH RESOLUTION 5203 OF THE PLANNING BOARD OF THE CITY OF VINELAND SO AS TO AMEND BLOCK 4004 LOT 11 CONSISTENT WITH RESOLUTION 6307 OF THE PLANNING BOARD

WHEREAS, on March 23, 2004, the City of Vineland adopted Ordinance 2004-25, An Ordinance Adopting the Center City Redevelopment Plan consistent with Resolution 5203 of the Planning Board of the City of Vineland; and

WHEREAS, the City Council acknowledges that a Redevelopment Plan is meant to be an evolving plan subject to amendment from time to time consistent with the interest to revitalize the Center City area; and

WHEREAS, the owner of certain property located at 800 East Elmer Street, Block 4004, Lot 11 ("Property") located in the Landis Avenue Main Street District has requested City Council consider amending the Redevelopment Plan so as to convert the first floor offices to a four bedroom apartment on the first floor and a two bedroom apartment on the second floor; and

WHEREAS, City Council passed a Motion to request the Planning Board review the proposed Redevelopment Plan Amendment to allow the conversion of offices on the first floor of the improvement to a four bedroom apartment and continue the use of the second floor as a two bedroom apartment and request comments and recommendations regarding the requested changes; and

WHEREAS, the Planning Board adopted Resolution No. 6307, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board wherein they recommended an amendment to the Landis Main Street District of the Center City Redevelopment Plan so as to permit a four bedroom apartment on the first floor and two bedroom apartment on the second floor of the improvement located on the Property and further recommended that the approval not be subject to site plan approval by the Planning Board, but for the owner to meet with Planning Staff to discuss and delineate on-site parking to service the uses and areas to be landscaped; and

WHEREAS, the City Council hereby adopts and incorporates by reference the Findings and Conclusions and Decision of the Vineland Planning Board specified in Planning Board Resolution No. 6307; and

WHEREAS, City Council finds it in the best interest of the City to amend the Redevelopment Plan consistent with Resolution 6307.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland as follows:

1. The Center City Redevelopment Plan shall be amended relating to Block 4004, Lot 11, known as 800 East Elmer Street, to allow the conversion of first floor offices to a four bedroom apartment and a two bedroom apartment on the second floor subject to the owner meeting with Planning staff to discuss and delineate on-site parking to service the uses and delineate areas for landscaping.

Passed first reading:
Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 6307
RESOLUTION OF FINDINGS AND CONCLUSIONS AND
DECISION OF THE VINELAND PLANNING BOARD

WHEREAS, City Council of the City of Vineland, has requested that the Planning Board of the City of Vineland, review a proposed change to the Landis Main Street District of the Center City Redevelopment Plan and provide comments regarding consistency of the proposed amendment with the Master Plan of the City of Vineland; and

WHEREAS, City Council requested that the Planning Board provide comments regarding a proposed amendment to the Redevelopment Plan requested by Yarilee Miranda relating to an existing building at 800 E. Elmer Street, being known as Block 4004, Lot 11; and

WHEREAS, the Planning Board, having considered the sworn testimony of Kathleen Hicks, PP, Supervising Planner, City of Vineland, having considered the Redevelopment Amendment request by Yarilee Miranda, made the following factual findings:

1. The property in question is located at 800 E. Elmer Street, and is 10,000 square feet. Located on the site is a two story building with an office on the first floor and two bedroom apartment on the second floor.
2. The applicant is requesting to amend the Redevelopment Plan so as to permit an office and two bedroom apartment on the first floor and two bedroom apartment on the second floor.
3. The City staff objects to the request.
4. The staff finds that the lot is too small for the three uses proposed. A single family home in the zone requires a minimum lot size of 9,750 square feet and a duplex 15,000 square feet. The Staff does not object to the current configuration or to a two bedroom apartment on the second floor and a four bedroom apartment on the first floor.
5. The underlying zone is R-B Residential – Business. Therefore, the proposed use is not in accordance with the Master Plan.
6. The applicant appeared and amended his request to a two bedroom apartment on the second floor and a four bedroom apartment on the first floor. As requested by the Planning staff he will provide 7 parking spaces; remove the remaining asphalt and plant grass.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Vineland, that a proposed amendment to the Landis Main Street District of the Center City Redevelopment Plan so as to permit a four bedroom apartment on the first floor and two bedroom apartment on the second floor as noted above should be adopted by City Council.

The Planning Board finds that the proposed change is not consistent with the City's Master Plan.

The Planning Board recommends that if City Council permits the changed approval shall not be subject to site plan approval by the Planning Board. The Applicant agreed to meet with Planning staff on-site to delineate parking and area to be planted with grass.

The foregoing is a true copy of the Resolution of decision adopted by the Planning Board of the City of Vineland at a meeting held on September 12, 2018 as reflected in the recorded minutes of said meeting.

ADOPTED DATE: September 12, 2018



YASMIN RICKETTS, Secretary

PLANNING BOARD OF THE
CITY OF VINELAND



DAVID MANDERS, Chairperson

ROLL CALL VOTE

VOTING IN FAVOR

DAVID MANDERS
MICHAEL PANTALIONE
DAVID ACOSTA
KEITH SALERNO
STEPHEN PLEVINS
SANDY VELEZ
JOHN CASADIA

ABSTAINING

NONE

ABSENT

CHRISTINE SCARPA
MARIA PEREZ

OPPOSED

NONE